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## **MINUTES DUVALL PLANNING COMMISSION**

**Community Center, 26512 NE Stella Street, Duvall  
Thursday, November 6, 2008 at 7:00 PM**

**1. Call to Order – Flag Salute**

The Planning Commission meeting was called to order by Commissioner Wolf at 7:09 P.M.

**2. Roll Call**

Commissioners Jeff Wolf, Jason Walker, Skye King, and Holly Krueger were in attendance. Commissioners Hilarie Cash, Amy Ockerlander and Peter Luhrs had excused absences. Mayor Ibershof and City Council members Elizabeth Walker, Dianne Brudnicki and Gerard Cattin were present. City Staff members Lara Thomas, Senior Planner; Cari Hornbein, Planning Director/City Hall Administrator; Boyd Benson, City Engineer; Chris Green, Assistant Planner; and Amy Bright, Administrative Assistant were present.

**3. Announcements**

Lara Thomas announced that City Staff is moving forward with 2008 Comprehensive Plan amendments that will go to public hearing at Planning Commission on December 4, 2008 and at City Council on December 11, 2008.

Lara Thomas announced that the annual Trick-or-Treat event was very successful this year and that the Main Street project is moving along nicely.

**4. Approval of Minutes**

Approval of the October 16, 2008 Planning Commission minutes was moved to the following meeting.

**5. Citizen's Comments and Requests – Items not on the Agenda**

*None*

**6. Old Business**

*Comprehensive Plan Amendments: Riverview School District CFP*

Bill Adamo, Director of Business and Operations with the Riverview School District, gave an overview of the 2008 Capital Facilities Plan. He noted changes to the 2008 Capital Facilities Plan Budget and the 2009 School impact fees for Single Family and Multi Family units. Councilmember Cattin noted that comparing the Riverview School District with neighboring cities may not be accurate as Duvall has more children per household than neighboring cities. There was a discussion on the definition of Multi-Family. Ms. Thomas noted that the School District's definition of Multi-Family differs from the City's definition.

*Comprehensive Plan Amendments: Parks and Recreation Element*

Chris Green gave a presentation and an overview at the proposed Parks and Recreation Element changes. Councilmember Cattin noted that a park in Taylor's Ridge is missing from the list of parks. It was noted that projects for bike lanes and sidewalks was removed from the project list and moved to the Transportation Element project list. Councilmember Cattin stated that he is concerned that the project was removed from the list, and that he does not want to see the improvement lost as it will help with connection of parks and neighborhoods in the city. Mayor Ibershof noted that he would like to see artificial Astroturf for Big Rock Ball Fields added to the proposed project list. Councilmember Cattin noted that project costs should include environmental assessments and improvements, permitting costs and other cost to reflect a "true cost" of the project. Councilmember Brudnicki stated that she is concerned about the impact fee amount and that there should be a balance between gaining parks and recreation in the city without preventing developers from coming to Duvall. Councilmember Cattin noted he would like to see Policy 2.4 to be broken into two policies. Commissioner King added that the goals and policies were meant to be written without being specific to any park or recreation facility. Ms. Hornbein explained that Policy 9.3 was created because Impact Fees can only be used for the improvements associated with growth and that the City will need to fund the improvements that are for the existing population.

*Comprehensive Plan Amendments: Transportation Element*

Boyd Benson, City Engineer, gave an overview of the status of the Transportation Element. He noted that the Element would likely be on a different schedule than the rest of the Elements and may go to hearing in January. Mr. Benson passed out a project list and a map of specified project locations. Mr. Benson explained that the population estimate for 2022 has changed slightly; but that a great deal of information has gone into the modeling to project those changes and that he is very confident that the population change is accurate.

*Comprehensive Plan Amendments: Land Use, Housing and Capital Facilities Elements*

It was noted that changes to the Land Use, Housing and Capital Facilities elements are changes based on changes of the Riverview School District CFP, and the Parks and Recreation and Transportation Elements.

**7. New Business**

*None*

**8. Other Business**

*None*

**9. Adjournment**

It was moved and seconded (Walker-King) to adjourn the meeting. Motion carries with all ayes. The meeting was adjourned at 9:35 p.m.